

BROOKINGS COUNTY ZONING DIRECTOR
BROOKINGS COUNTY RESOURCE CENTER
826 32nd Ave
BROOKINGS, SOUTH DAKOTA 57006

ROBERT HILL, DIRECTOR
TELEPHONE (605) 696-8350
FAX (605) 696-8355
E-MAIL zoning@brookings.net

MINUTES

Brookings County Planning and Zoning Commission
October 5, 2004
Brookings County Resource Center

Chairman Mike Olson called the meeting to order at 8:00 P.M. Members present were Mike Olson, Emil Klavetter, Darrell Nelson, Layne Saathoff, Mary Kidwiler, Duane Knutson and Bob Rochel. Randy Jensen arrived at 8:10 P.M. Darrell Kleinjan was absent.

Be it noted that all votes are done by roll call.

Motion by Rochel, seconded by Kidwiler, to approve the minutes from the meeting held on 08/03/04. In favor 7. Opposed 0. Motion carried.

Motion by Saathoff, seconded by Nelson, to adopt the agenda with the following additions: a possible discussion with Krystal Sunshine and a discussion with Ken Lewno. In favor 7. Opposed 0. Motion carried.

There was a motion by Klavetter, seconded by Saathoff to take Warren Thompson's application off the table from last month's meeting. In favor 7. Opposed 0. Motion carried. Continued hearing on Warren Thompson and his application to the Brookings County Board of Adjustment for an after the fact variance. Area Regulations #7a: Where a second single family home is requested on an established farmstead, so long as it is immediately connected to the existing farming operation. The property is described as SW¼ Exc S 282' of W 210' of Section 26, T111N, R49W (Afton Township). Warren Thompson was present to speak with the board. Thompson said that he had planned to build the residence himself and he had no plans when starting, he had bought rafters and other supplies from auctions. He stated that he had spoke with David Rusten the former zoning director and he had approved his request. He also stated that Rusten told him to go ahead and when Thompson figured out what he was doing for sure to come in and get a building permit and that there was no variance needed. There

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was a motion by Klavetter, seconded by Saathoff to approve the motion. Thompson stated that all the materials were new. Thompson stated that he had a certified

electrician and a certified plumber out to do installations. Knutson questioned the two stick built homes, since neither are related or actively farming. Knutson said that the only way he can see this is for the old home to be taken down or sold. The only other option would be that 35 acres would need to go with the new home. Klavetter questioned when the home would be finished. Klavetter would like to amend the motion to state: the variance would be approved on the conditions that the old home is removed or parceled off and sold within six months of Thompson moving in to the new home. Olson added an inspection to be done as soon as possible by Phil Wagner, Building Inspector for Brookings County. After completion of these statements a building permit still need to be issued. Saathoff would like to amend the amended motion for some sort of time limit to be finished the home to be added. Thompson does not understand why he would have a time limit and nobody else does. Olson stated that they will vote on the time limit to finish the home first. Then the board will vote on the first amendments. There was a motion by Saathoff, seconded by Jensen to approve the second amendment, a year time limit to finish the residence, to add to the motion. In favor 1. Opposed 7. Amendment denied. There was a motion by Rochel, seconded by Klavetter to approve the first amendment, for an inspection, old home to be sold or taken down within six months of moving onto the new home, to add to the motion. In favor 8. Opposed 0. Amendment carried. Olson told Thompson that a Building Permit will still be needed. There was a motion by Rochel, seconded by Kidwiler, to approve the motion with the amendments. In favor 8. Opposed 0. Motion carried.

The Chairman then declared the business of the Board of Adjustment concluded and the board then convened as Planning and Zoning Commission.

Steve Nichols has made an application to the Brookings County Board of Adjustment for a special exception. Special exception #20: A Home extended business. The property is described as SW ¼ Section 15, T110N, R47W (Richland Township). Nichols was present to speak and stated that he would like to sell compact tractor equipment. He has spoken to the township board and nobody disapproved. There were no comments or questions from the adjoining land owners. There was a motion by Nelson, seconded by Kidwiler, to approve the motion. In favor 8. Opposed 0. Motion carried.

Chairman Mike Olson opened the floor for discussion on possible future changes to the Brookings County Zoning Ordinance. There was good input from the public about Wind Energy Systems and Concentrated Animal Feeding Operations. Different people from the community voiced their concerns and opinions.

Krystal Sunshine was not present to speak with the board.

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Ken Lewno who lives by White was in to speak with the board regarding any questions they might have. Lewno owns the property which was currently thought to be small to build a home. It was never a previous homestead it was a café. After some research by the Lewno's they figured out that the year it was platted they would be kosher to build a home. They currently live in a Morton building on the property which will be turned into a private hobby shop for the couple.

There was a quick note to the board members that next months zoning meeting will be held November 9th the second Tuesday of the month instead of the November 2nd the first Tuesday due to the elections.

Bob Hill gave the director's report. He commented on the events and happenings in the zoning office over the last month. He also distributed building permit reports for the previous month to the commissioners. He also told the commissioners that people want to put up privacy fences at the lakes. He told the commissioners that the people are fine to do as just along as they put the fence a couple inches toward their property and not right on the property line.

Motion by Klavetter, seconded by Knutson, to adjourn the meeting at 10:45 P.M. In favor 9. Opposed 0. Meeting adjourned.

Terri Bortnem
Brookings County Zoning